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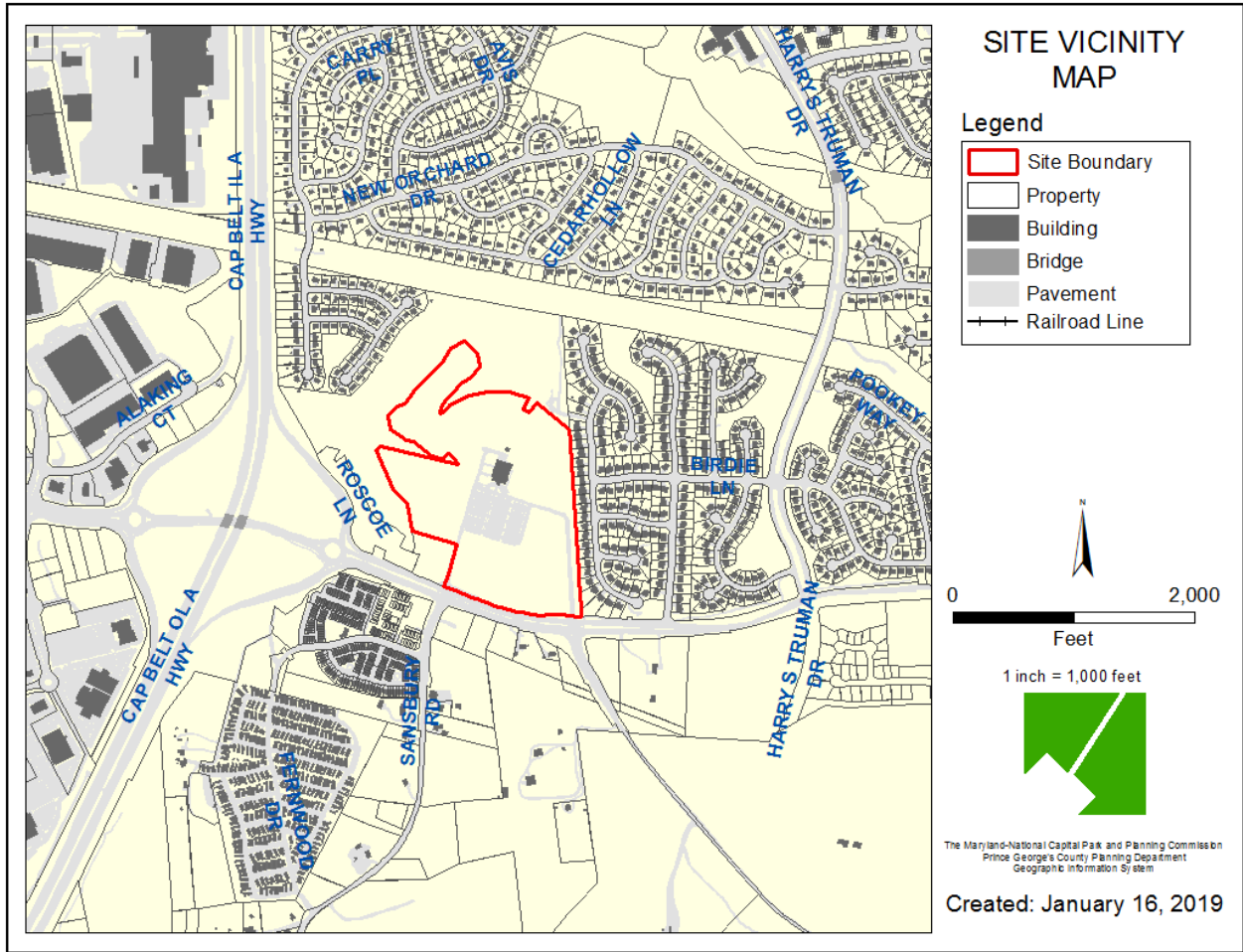
Conceptual Site Plan

CSP-96073-01

Application	General Data	
Project Name: Greater Morning Star Apostolic Church & The Venue Location: On the north side of Richie Marlboro Road, approximately 750 feet east of the Capital Beltway (I-95/495) intersection. Applicant/Address: Greenwood Park, LLC 6110 Executive Boulevard Rockville, MD 20852	Planning Board Hearing Date:	02/28/19
	Staff Report Date:	02/06/19
	Date Accepted:	12/07/18
	Planning Board Action Limit:	03/04/19
	Plan Acreage:	54.00
	Zone:	I-3/R-T/R-55
	Dwelling Units:	200 - 250
	Gross Floor Area:	N/A
	Planning Area:	73
	Council District:	06
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	202SE09

Purpose of Application	Notice Dates	
Reflect rezoning of a portion of the property to the R-T and R-55 Zones, and for the addition of a 200 to 250 single-family attached (townhouse) community on the existing church property.	Informational Mailings:	03/23/18
	Acceptance Mailings:	12/07/18
	Sign Posting Deadline:	01/29/19

Staff Recommendation		Staff Reviewer: Thomas Burke Phone Number: 301-952-4534 E-mail: Thomas.Burke@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Conceptual Site Plan CSP-96073-01
Type 1 Tree Conservation Plan TCP 1-067-97-01
Greater Morning Star Apostolic Church & The Venue

The Urban Design staff has completed the review of the subject applications and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions as described in the RECOMMENDATION section of this report.

EVALUATION

The conceptual site plan application was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance for the Planned Industrial/Employment Park (I-3), Townhouse (R-T), and One-Family Detached Residential (R-55) Zones, and the site design guidelines;
- b. The requirements of Zoning Map Amendments A-9991-C and A-9992-C;
- c. The requirements of Conceptual Site Plan CSP-96073;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- g. Referral comments.

FINDINGS

Based upon the analysis of the subject conceptual site plan, the Urban Design Section recommends the following findings:

1. **Request:** The subject application is for approval of an amendment to a conceptual site plan (CSP) to reflect the rezoning of a portion of the property to the Townhouse (R-T) and One-Family Detached Residential (R-55) Zones, and the addition of a 200 to 250 dwelling unit single-family attached (townhouse) community on the existing church property.

The CSP is not required in the R-T and R-55 Zones; however, development in the Planned Industrial/Employment Park (I-3) Zone does require a CSP, in accordance with Section 27-471(d)(1). Therefore, this CSP will not control the proposed townhouse development in the R-T and R-55 Zones and is represented on the CSP for informational purposes to demonstrate the relationship with the I-3-zoned portion of the property.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-3/R-T/R-55	I-3/R-T/R-55
Use(s)	Church (I-3)	Church (I-3) Townhouses (R-T/R-55)
Total Acreage	54.00	54.00
I-3 Zone Acreage	37.08	37.08
R-T Zone Acreage	10.72	10.72
R-55 Zone Acreage	6.20	6.20
Square Footage/GFA	21,000 (to remain)	21,000 + residential
Total Dwelling Units	0	200 to 250

3. **Location:** The subject property is located on the north side of Ritchie Marlboro Road, approximately 750 feet east of the Capital Beltway (I-95/495) intersection, identified as 1700 Ritchie Marlboro Road, Upper Marlboro, Maryland, in Planning Area 73, and Council District 6.
4. **Surrounding Uses:** To the west of the site is Maryland State Highway Administration (SHA) property, which contains an entrance ramp leading from Ritchie Marlboro Road to the outer loop of the Capital Beltway (I-95/495). The properties to the east comprise an existing single-family residential community in the One-Family Detached Residential (R-80) Zone. Across Ritchie Marlboro Road to the south is property zoned Mixed Use-Transportation Oriented that is developed with townhouses and a food or beverage store/gas station. To the north and northwest of the subject property is Maryland-National Capital Park and Planning Commission (M-NCPPC) parkland.
5. **Previous Approvals:** The subject property was rezoned from R-80 to I-3 in the adoption of the 1990 *Approved Master Plan Amendment and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73* (Largo-Lottsford Master Plan and SMA). The Prince George's County Planning Board approved Conceptual Site Plan CSP-96073 for Greenwood Manor on July 24, 1997 (PGCPB Resolution No. 97-224). The Planning Board approved Preliminary Plan of Subdivision (PPS) 4-97107 and Type I Tree Conservation Plan TCPI-067-97 for Greater Morning Star Pentecost Church on October 28, 1997. This PPS created Lot 1, which contains the church, and Lots 2 and 3, which were intended for uses in conformance with the I-3 Zone. Subsequently, Lots 2 and 3, comprising approximately 7.66 acres, were conveyed to SHA, resulting in the current land area of 54 acres. On September 5, 2002, the Planning Board approved Detailed Site Plan DSP-02018 and Type II Tree Conservation Plan TCPII-053-02 for

development of the existing church on the property. The Prince George's County District Council adopted Zoning Map Amendments A-9991-C and A-9992-C on September 8, 2008, to rezone approximately 5.99 acres of the property to the One-Family Detached Residential (R-55) Zone (A-9991-C), and approximately 10.67 acres to the Townhouse (R-T) Zone (A-9992-C).

6. **Design Features:** The property is currently owned by the Greater Morning Star Pentecostal Church, and is irregularly shaped due (in part) to approximately 38.29 acres of stream valley dedication to the M-NCPPC Prince George's County Department of Parks and Recreation, and dedication of approximately 7.66 acres in the southwest section of the property to SHA. The property is currently improved with a church and associated parking located in the center, within the I-3 Zone, and is accessed via two driveways from Ritchie Marlboro Road to the south, through the residentially-zoned property. All of this is proposed to remain and is shown on the CSP as a pod in the middle of the property, with an area for future church expansion to the north and west. The edges of the northern and western part of the property is shown as proposed green area.

The CSP amendment reflects the rezoning of a portion of the property as approved in 2008 and to illustrate the development of a pod of 200 to 250 townhouse dwelling units on approximately 14.80 acres in the southeastern portion of the property, entirely within the R-T and R-55 Zones, while maintaining the two existing access roads to the church property. The townhouse pod will be accessed from an existing road, to be further improved along the eastern edge of the property, adjacent to the existing single-family detached residential neighborhood. Landscape bufferyards are shown as ringing the townhouse pod and east of the access road. The statement of justification describes the proposed townhouses as 16 and 20 feet wide, three to four stories tall, and ranging in size from 1,800 to 2,500 square feet, with rear-loaded garages. Currently, the applicant is building a similar style of townhouses at the Westphalia Row development, which is located to the south of the property, beyond Ritchie Marlboro Road. The projected unit density ranges between 13.5 to 16.9 dwelling units per acre, which is comparable to Westphalia Row. The specifics of the townhouse development will be established through the required PPS and DSP applications, which will govern their development.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the I-3, R-T, and R-55 Zones; and the site plan design guidelines of the Zoning Ordinance, as follows:

- a. The application is subject to the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in industrial zones. The existing church is permitted in the I-3 Zone.

The subject amendment shows proposed townhomes, which will be located entirely within the R-T and R-55 Zones. Townhomes are permitted in the R-55 and R-T Zones pursuant to Footnotes 124 and 125, respectively, of Section 27-441(b), and do not require the approval of a CSP. Each footnote has the same requirements, described as follows:

- (A) **The R-55 is combined with R-T and I-3 zoned lots, parcels, or property totaling less than sixteen (16) gross acres in size and located less than**

2,000 feet from an interchange to the outer loop of the Capital Beltway (I-95/I-495);

The area proposed to be used for townhouse development is approximately 14.80 acres in size and is approximately 1,400 linear feet from the Ritchie Marlboro Road interchange with the outer loop of the Capital Beltway.

(B) The property shall have access to a signalized intersection of a publicly maintained roadway with a functional transportation classification as an Arterial or higher within the 2009 Countywide Master Plan of Transportation; and

The property has access to two signalized intersections on Ritchie Marlboro Road, a master plan arterial roadway.

(C) Regulations of the R-55 Zone shall not apply; all requirements for development shall be established by and shown on a Detailed Site Plan approved by the Planning Board and/or the District Council.

All requirements for development will be reviewed at the time of the required DSP, in accordance with Part 3, Division 9, of the Zoning Ordinance.

- b. The subject application has been filed in conformance with the requirements of Section 27-471 of the Zoning Ordinance, which requires a CSP and DSP for all uses and improvements in the I-3 Zone. Any additional regulations in the I-3 Zone, which may be applicable to the proposed development, will be reviewed at the time of DSP, when specific buildings, landscaping, and parking and loading designs are provided.
- c. The CSP has been reviewed for conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance. As the project moves through the DSP process and is refined as to the development details, further review for conformance with the site design guidelines will be required.

In accordance with Section 27-274(a)(2), Parking, loading, and circulation, that provides guidelines for the design of surface parking facilities, the vehicular circulation has been designed to be safe and efficient. However, the parking, loading, and circulation will be further evaluated at the time of DSP.

In accordance with Section 27-274(a)(4), Views, the proposed development pods preserve environmentally sensitive areas, to the maximum extent possible. Supplemental landscape bufferyards or green areas are incorporated to protect environmental areas and create scenic settings, with natural views, from the surrounding area.

In accordance with Section 27-274(a)(5), Green area, on-site green areas will be designed to complement other site activity areas and be appropriate in size, shape, location, and fulfill their intended use. Conceptual green areas, as shown, are easily accessible and separate incompatible uses. Green areas will be provided on-site and will be accentuated by elements, such as landscaping and street furniture, at the time of DSP.

In accordance with Section 27-274(a)(7), Grading, the proposed conceptual grading minimizes disturbance to all environmentally sensitive areas, to the maximum extent

possible, under the site conditions such as topography and natural resources. This will be further evaluated at the time of DSP.

8. **Zoning Map Amendments A-9991-C and A-9992-C:** Zoning Map Amendments A-9991-C and A-9992-C for the subject property were denied by the Planning Board and the resolutions were adopted on November 15, 2007 (PGCPB Resolution No. 07-210 and 07-211, respectively). Subsequently, both cases were heard by the Prince George's County Zoning Hearing Examiner and were approved on March 21, 2008, and then adopted by the District Council on September 8, 2008 (Zoning Ordinance Nos. 22-2008 and 23-2008, respectively) with the same five conditions, as follows:

1. **A new Forest Stand Delineation, in accordance with the Prince George's Woodland Conservation and Tree Preservation Technical Manual, shall be required at the time of subdivision.**

A forest stand delineation (FSD) was provided with the review of the Natural Resources Inventory NRI-058-2018, which was approved on June 25, 2018. At the time of PPS, the validity of the NRI will be verified, as required by this condition.

2. **A new Tree Conservation Plan must be submitted to M-NCPPC prior to subdivision approval.**

Type 1 Tree Conservation Plan TCP1-067-97-01 was provided with this application; however, at the time of PPS, a revised TCP1 will be required.

3. **The unmitigated 65 dBA (Ldn) ground level and second-story noise contours associated with the proposed arterial roads shall be shown on each preliminary plan and Type I Tree Conservation Plan.**

The unmitigated 65 dBA ground-level and second-story noise contours will need to be provided at the time of PPS.

4. **Since the site is located to the north of the planned northern gateway of the Westphalia Community and to the west of an existing residential development, a Detailed Site Plan shall be required for the single-family development as well as the Metropolitan Dwelling Units to ensure that the design and site arrangement will be harmonious with the surrounding development.**

A DSP is required, at which time the design and site arrangement will be reviewed to ensure harmony with the surrounding development.

5. **Applicant shall provide standard sidewalks on both sides of all internal roads and along the site's entire frontage on Ritchie Marlboro Road, unless this requirement is modified by the Department of Public Works and Transportation.**

Sidewalks will be addressed at the time of PPS and DSP; however, consistent with this condition, sidewalks will be required along both sides of all internal roads and along the site's frontage of Ritchie Marlboro Road. Crosswalks or other pedestrian improvements may be appropriate at the Ritchie Marlboro Road and White House Road signalized intersections, but this will be reviewed and determined at the time of PPS.

9. **Conceptual Site Plan CSP-96073:** On July 24, 1997, CSP-96073 (PGCPB Resolution No. 97-224) was approved for a development by the Greater Morning Star Church, subject to five conditions. The subject amendment supersedes the previous CSP and addresses the previous conditions of approval, as follows:

1. **Prior to the approval of the Preliminary Plat of Subdivision, the applicant, his heirs, successors and/or assigns shall provide a 30-foot-wide access easement, or other suitable access at a location acceptable to PP&D for access to the park property.**

According to state records, a 50-foot-wide access easement was granted to M-NCPPC and recorded in the Land Records for Prince George's County in Liber 12090, Folio 333. This issue may be re-examined at the time of the required PPS.

2. **Prior to Preliminary Plan approval, it should be determined whether an access easement is appropriate for Lots 2 & 3, or if a public right-of-way terminating in a cul-de-sac would be more appropriate at the entrance across from Sansbury Road.**

Lots 2 and 3 have been dedicated to SHA and are not included as part of this application. Therefore, this condition is no longer applicable.

3. **At the time of Detailed Site Plan review, special attention shall be paid to the following:**
 - a. **Along the eastern boundary, buildings shall not exceed the height limit of the adjacent residential zone, unless a determination is made by the Planning Board that mitigating factors such as setbacks, topography and vegetation are sufficient to buffer the views from adjacent residential neighborhoods.**
 - b. **A minimum 150-foot building setback shall be required along the eastern boundary. In addition, development or use of the subject property shall be substantially buffered from residential uses by maintaining existing vegetation, where appropriate, and by the use of other buffers and screening techniques, such as fences, walls, berms and landscaping.**

The above condition originates with the 1990 Largo-Lottsford Master Plan and SMA, which placed the property within the I-3 Zone, earmarking it as suitable for development with industrial park office and commercial uses. At that time, the SMA recognized the potential need to buffer the single-family detached Heritage Glen subdivision from any future industrial or commercial uses that may develop.

With this application, a residential townhouse concept plan is proposed, which will be more compatible with the adjacent subdivision than the previous industrial or commercial uses, in terms of height and impacts. The submitted CSP proposes a landscape bufferyard along the eastern boundary as well as an access road that separates the townhouse development from the adjacent residential zone. This arrangement is suitable and will be reviewed further at the time of DSP. Therefore, these conditions do not need to be carried forward.

4. **Prior to the certification, the conceptual site plan shall be revised as follows:**
 - a. **A note shall be added to the plan which states that Direct vehicular access to Ritchie Marlboro Road from Lots 2 and 3 is denied pursuant to SHA and DPW&T determination.**
 - b. **Access for Lot 3 shall be shown from an internal street that has access to Ritchie Marlboro Road.**

Lots 2 and 3 have been dedicated to SHA and are not included as part of this CSP application. Therefore, this condition is no longer applicable to this site.

5. **At Detailed Site Plan, consideration will be given to maintaining a minimum of 25 feet between all parking bays and existing park land.**

The proposed CSP shows a green area that is a minimum of 25 feet wide along the existing parkland. Therefore, this condition does not need to be carried forward.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. Type 1 Tree Conservation Plan TCP1-067-97-01 was submitted with this application.

Natural Resources Inventory NRI-058-2018 was approved on June 25, 2018 and provided with this application. No revisions to the TCP1 are required for conformance with the approved NRI.

Based on the TCP1 submitted with this application, the site contains 12.06 acres of woodland in the net tract area and has a woodland conservation threshold of 8.95 acres (16.57 percent). The Woodland Conservation Worksheet proposes the removal of 7.43 acres in the net tract area, for a woodland conservation requirement of 14.04 acres. According to the TCP1 worksheet, the requirement is proposed to be met with 4.43 acres of woodland preservation on-site, 2.33 acres of reforestation, and 7.28 acres of natural regeneration on-site. The FSD did not indicate the presence of specimen trees on-site. Conditions for technical revisions to the TCP1 have been included in the Recommendation section of this report.

11. **Other site plan-related regulations:** Additional regulations are applicable to site plan review that requires detailed information, which can only be provided at the time of DSP. The discussion provided below is for information only:
 - a. **2010 Prince George's County Landscape Manual:** This development will be subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) at the time of DSP. Specifically, the site is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees along Private Streets, of the Landscape Manual.
 - b. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage on projects that require a grading permit. This requirement is based on the zone designation and is 15 percent of the gross tract area for the R-T and R-55-zoned portion

and 10 percent for the I-3-zoned portion. Conformance to the requirements of the Tree Canopy Coverage Ordinance will be reviewed at the time of DSP.

12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:

- a. **Archaeology/Historic Preservation**—In a memorandum dated January 18, 2019 (Stabler and Smith to Burke), incorporated herein by reference, the Historic Preservation Section provided comments on this application, as follows:

Because of the proximity of the subject property to a tributary of the Southwest Branch and the recordation of several prehistoric archeological sites next to that tributary, there is a high probability that additional prehistoric sites may be identified on the subject property. Historic maps indicate that the subject property was occupied in the historic period by members of the Hill and Beall families. Remains of the farmstead visible in historic aerial photographs appear to have not been disturbed. This site could provide information on the transition from slavery to freedom on this plantation.

The subject application does not propose any disturbance in the areas of the property that have the potential to contain archeological resources. Any future plans that propose grading or ground disturbance in the areas shown on the TCP1 as “Area F” or any of the non-disturbed areas along the streams shall be subject to archeological investigations.

In accordance with the Planning Board’s directives, as described in the 2005 “Guidelines for Archeological Review,” and consistent with Sections 24-104, 24-121(a)(18), and 24-135.01, the subject property should be the subject of a Phase I archeological investigation to identify any archeological sites that may be significant to the understanding of the history of human settlement in Prince George’s County, including the possible existence of slave quarters and slave graves, as well as archeological evidence of the presence of Native American people. Archeological investigations were not recommended through the prior PPS because the archeological regulations were not approved until November 2006.

Historic Preservation staff recommends approval of this application, with conditions that have been included in the Recommendation section of this report.

- b. **Community Planning**—In a memorandum dated January 23, 2019 (Umeozulu to Zhang), incorporated herein by reference, the Community Planning Division indicated that master plan conformance is not required for this application.
- c. **Transportation Planning**—In a memorandum dated January 15, 2019 (Burton to Thompson), incorporated herein by reference, the Transportation Planning Section provided comments on this application, as follows:

The church is currently served by two parallel access roads, which intersect with Ritchie Marlboro Road at signalized intersections. The application is proposing upgrading of the eastern access drive to a public street (McCarthy Drive), terminating as a cul-de-sac. From this public street, three private roads are being proposed, and will serve as the access for all of the proposed townhouses. Staff recommends that a second point of access should be provided directly to the existing access road to the west; however, this issue will be determined with the PPS.

The subject property fronts on Ritchie Marlboro Road, a County-owned master-planned arterial road (A-36). Along the property's frontage, A-36 is currently built to its ultimate master plan cross section. Consequently, no further widening is anticipated; therefore, no additional right-of-way will be required.

No traffic study or adequacy-related findings are required by Subtitle 27 of the Prince George's County Code. Therefore, from the standpoint of transportation, it is determined the finding in Section 27-276(b)(1) can be made.

- d. **Trails**—In a memorandum dated January 16, 2019 (Shaffer to Zhang), incorporated herein by reference, the trails planner provided summarized comments on this application, as follows:

The *Approved Countywide Master Plan of Transportation* (MPOT) includes several policies related to pedestrian access and the provision of sidewalks. The MPOT also includes a policy regarding trail connectivity in new development:

POLICY 9: Provide trail connections within and between communities as development occurs, to the extent feasible and practical.

Internal trails and access to nearby parkland will be addressed at the time of PPS and DSP. Regarding connectivity to the surrounding community, crosswalk improvements may be appropriate at signalized intersections along Ritchie Marlboro Road.

- e. **Subdivision Review**—In a memorandum dated January 24, 2019 (Onyebuchi to Burke), incorporated herein by reference, the Subdivision and Zoning Section provided an analysis of this application, summarized as follows:

The site is subject to PPS 4-97107 (PGCPB Resolution No. 97-364), which was approved by the Planning Board for 3 lots and the development of an 80,000-square-foot church (to be constructed entirely on Lot 1), subject to 11 conditions, which included a trip cap on the amount of development.

The addition of residential dwelling units is a substantial change to the previously approved uses on the subject property and affects the adequacy findings of Subtitle 24 of the County Code, and the division of Lot 1 into individual lots requires approval of a new PPS.

Pursuant to Section 24-121(a)(4) of the Subdivision Regulations, residential lots adjacent to existing or planned roadways of arterial or higher classification shall be platted with a minimum lot depth of 150 feet. Ritchie Marlboro Road, a master-planned arterial roadway, abuts the subject property to the south and west. The 150-foot depth requirement has not been delineated on the CSP site plan and should be for planning purposes. All plans of development must reflect lot depths, in accordance with the Subdivision Regulations, and appropriate mitigation must be provided to protect dwellings from traffic noise and nuisance. Lot depth will be further evaluated at the time of PPS, when appropriate noise studies will be required.

Subdivision conditions have been included in the Recommendation section of this report.

- f. **Environmental Planning**—In a memorandum dated January 24, 2019 (Burke to Burke), incorporated herein by reference, the Environmental Planning Section provided a response to previous conditions of approval and the WCO, as well as the following summarized comments:

Preservation of Regulated Environmental Features

The site contains regulated environmental features including streams, non-tidal wetlands, and the associated buffers. Section 27-273(e)(15) of the Zoning Ordinance requires that all CSP applications include: “A statement of justification describing how the proposed design preserves and restores the regulated environmental features to the fullest extent possible.” A statement of justification for the impact, totaling 2,662 square feet, was provided with the subject application. According to the TCP1, impacts to the primary management area (PMA)/stream buffer are proposed for a utility connection required by the Washington Suburban Sanitary Commission (WSSC).

Impact Area 1: PMA/Stream Buffer Disturbance for the installation of a sewer line connection

This impact, identified as Impact Area 1, is for installation of a sewer line connection and is being required by WSSC. This impact will be located near the southwestern boundary of the property and will result in 2,662 square feet of disturbance to the PMA/stream buffer.

The proposed impact to the PMA results in an overall impact of approximately 3.22 percent of the 1.90 acres of PMA, or less than 0.11 percent of the gross tract. The applicant and their consultants have planned to avoid and minimize these environmental impacts, to the maximum extent possible, by utilizing best practices and design techniques or alternatives to avoid environmentally sensitive areas, where possible; however, this impact is necessary to install a sewer line connection to an existing sewer line located within the PMA.

Staff supports this impact to the PMA, as proposed.

- g. **Maryland State Highway Administration (SHA)**—At the time this technical staff report was written, SHA had not provided comments on the subject application.
- h. **Prince George’s County Fire/EMS Department**—In a memorandum dated December 16, 2018 (Reilly to Zhang), incorporated herein by reference, the Fire/EMS Department offered comments relative to the requirements necessary for proper fire service to the property. These issues relative to drive aisle widths, hydrant locations, and maneuverability will be reviewed at the time of PPS and DSP, when specific site details are provided.
- i. **Prince George’s County Health Department**—In a memorandum dated January 11, 2019 (Adepoju to Zhang), incorporated herein by reference, the Health Department provided comments on this application, as follows:
- (1) The site is located adjacent to Interstate 495 (Capital Beltway). Published scientific reports have found that road traffic, considered a chronic environmental stressor, could impair cognitive development in children, such as reading comprehension, speech intelligibility, memory, motivation, attention,

problem-solving, and performance on standardized tests. There is an emerging body of scientific evidence indicating that fine particulate air pollution from traffic is associated with childhood asthma.

- (2) The DSPs should include open spaces and “pet friendly” amenities for pets and their owners. Designated park areas may consist of the appropriate safe playing grounds, signage, and fencing. Pet refuse disposal stations and water sources are strongly recommended at strategic locations in the designated outdoor play/picnic areas.
- (3) During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- (4) During the construction phases of this project, no noise should be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.

These issues will be addressed at the time of DSP, when specific details regarding buffering, recreation areas, and future construction will be reviewed.

13. Based on the foregoing and as required by Section 27-276(b)(1) of the Zoning Ordinance, the CSP, if approved with the proposed conditions below, represents a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
14. Section 27-276(b)(4) of the Zoning Ordinance provides the following required finding for approval of a CSP:

The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

Based on the level of design information currently available, the limit of disturbance shown on TCP1-067-97-01 and the impact exhibits, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Conceptual Site Plan CSP-96073-01 and Type 1 Tree Conservation Plan TCP1-067-97-01 for Greater Morning Star Apostolic Church & The Venue, subject to the following conditions:

1. Prior to certification of this conceptual site plan (CSP), the following revisions shall be made, or information shall be provided:
 - a. Add the bearings and distances for each lot.

- b. Delineate the existing 50-foot-wide ingress/egress easement that extends to Parcel A, which is owned by the Maryland-National Capital Park and Planning Commission.
 - c. Delineate the 65 dBA Ldn unmitigated noise contour line from Ritchie Marlboro Road and the Capital Beltway (I-95/495).
 - d. Delineate the 150-foot lot depth along the western and southern property lines abutting the arterial roadway.
- 2. Prior to certification of the Type 1 Tree Conservation Plan TCP1-067-97-01, the following revisions shall be made:
 - a. Add CSP-96073-01 and the reason for revision to the -01 row of the approval block.
 - b. Correct the Woodland Conservation Summary Table to match the plan and the worksheet.
 - c. Show the unmitigated 65 dBA ground-level and second-story noise contours, as required by Zoning Map Amendments A-9991-C and A-9992-C.
 - d. Provide the standard TCP1 notes on the plan.
 - e. Have the revised plan signed and dated by the qualified professional preparing the plan.
- 3. Prior to acceptance of a preliminary plan of subdivision (PPS), the applicant shall:
 - a. Provide a Phase I (Identification) archeological investigation, according to the Prince George's County Planning Board's 2005 "Guidelines for Archeological Review," to determine if any cultural resources are present. The areas within the developing property that have not been extensively disturbed should be surveyed for archeological sites. The applicant shall submit a Phase I research plan for approval by the Prince George's County Planning Department staff archeologist prior to commencing Phase I work. Evidence of Maryland-National Capital Park and Planning Commission concurrence with the final Phase I report and recommendations is requested prior to approval of the PPS.
 - b. Delineate the 65dBA Ldn unmitigated and mitigated noise contour line on the PPS and the Type 1 tree conservation plan and submit a Phase 1 noise analysis in support of the noise contours.